



St. Martins Way, Thetford, IP24 3PX

welcome to

St. Martins Way, Thetford

GUIDE PRICE: £170,000 - £180,000! A mid-terraced house in a popular location, which is close to amenities & transport links, that offers masses of potential throughout! Having good sized rooms, three bedrooms, a conservatory to rear, spacious kitchen/dining room, sunny rear garden & garage, viewing is essential!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, under stairs storage cupboard, further built in storage cupboard and radiator.

Cloakroom

With W.C, wash hand basin with taps over and window to front.

Living Room

17' 9" x 10' 8" (5.41m x 3.25m)

With dual aspect windows to both the front and rear and radiator.

Dining Area

15' 5" x 8' 1" (4.70m x 2.46m)

With stairs to the first floor landing, door to rear and radiator.

Kitchen

9' 5" x 6' 3" (2.87m x 1.91m)

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, space and point for electric cooker, gas hob, space and plumbing for washing machine, window to front and radiator.

Conservatory

11' x 5' 4" (3.35m x 1.63m)

With door to rear.

First Floor Landing

With built in airing cupboard.

Bedroom One

12' 3" x 12' (3.73m x 3.66m)

With window to rear and radiator.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

With window to rear and built in storage cupboard.

Bedroom Three

7' 11" x 7' 10" (2.41m x 2.39m)

With window to front and radiator.

Bathroom

With shower cubicle with shower attachment over, bath with taps over, wash hand basin and window to front.

Separate W.C

With W.C and window to rear.

Outside

To the rear of the property is a garden which is largely laid to artificial lawn with a paved patio area.

Garage

20' 7" x 8' (6.27m x 2.44m)



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welcome to

St. Martins Way, Thetford

- GUIDE PRICE: £170,000 - £180,000!
- Mid-Terraced House
- Three Good Sized Bedrooms
- Spacious Kitchen / Dining Room
- Conservatory to Rear
- Sunny Rear Garden
- Garage
- Popular Location

Tenure: Freehold EPC Rating: D

Guide Price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107693 - 0001

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